

043.0

0001

0005.0

Map

Block

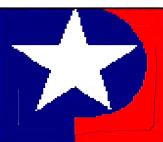
Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel
APPRAISED: 1,512,700 / 1,512,700
USE VALUE: 1,512,700 / 1,512,700
ASSESSED: 1,512,700 / 1,512,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
29-31		PHILIPS ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SANCHEZ MARC ETAL -#1	
Owner 2:	GILLIAM RYAN WAYNE - #2	
Owner 3:		

Street 1:	29-31 PHILIPS ST
Street 2:	CONDO CONVERSION

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER	
Owner 1:	BURVILL PETER F & CAROL A/ TRS -
Owner 2:	2018 BURVILL FAMILY REVOCABLE -
Street 1:	42 MAIN STREET
Twn/City:	ACTON
St/Prov:	MA
Cntry:	
Postal:	01720

NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3935 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 5 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5477		Sq. Ft.	Site		0	80.	1.07	1									467,447						467,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					Entered Lot Size				29855	
104	5477.000	1,045,300		467,400	1,512,700					Total Land:				GIS Ref	
										Land Unit Type:				GIS Ref	
										Insp Date				11/30/18	
										Parcel ID				043.0-0001-0005.0	
										Date				13617!	
										Tax Yr				Prior Id # 1: 29855	
										Use				Prior Id # 2:	
										Cat				Prior Id # 3:	
										Bldg Value				Prior Id # 1:	
										Yrd Items				Prior Id # 2:	
										Land Value				Prior Id # 3:	
										Total Value				ASR Map:	
										Asses'd Value				Fact Dist:	
										Notes				Reval Dist:	
										Date				Year:	
										Time				LandReason:	
										12/29/21				BldReason:	
										23:21:38				CivilDistrict:	
														Ratio:	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif								3617
BURVILL PETER F	75826-142	1	10/7/2020	Change>Sale	975,000	No	No									
BURVILL PETER F	72304-59	1	3/7/2019	Convenience	99	No	No									
	12984-64		5/27/1976		44,500	No	No	N								

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
12/6/2020	1586	Heat App	26,600	C						7/28/2021	Permit Visit	DGM	D Mann		
10/20/2020	1318	Dormers	220,000	O						11/19/2020	SQ Mailed	MM	Mary M		
										11/30/2018	MEAS&NOTICE	CC	Chris C		
										2/26/2009	Meas/Inspect	163	PATRIOT		
										3/23/2000	Inspected	276	PATRIOT		
										3/1/2000	Mailer Sent				
										3/1/2000	Measured	268	PATRIOT		
										11/1/1981		MM	Mary M		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath: 2	Rating: Average	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 2	Rating: Average	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID					
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: # Units									
Grade: B - Good	Year Blt: 1930	Eff Yr Blt: 2021	Alt LUC:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2		Lvl 1		Totals	RMs: 12	BRs: 5	Baths: 2	HB	
Jurisdct: G22	Fact: .	Const Mod:	Lump Sum Adj:	% Own:	Name:												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	1.0 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	5	2	
				Economic:	%	Additions:						Kitchen:	1	7	3		
				Special:	%	Baths:						Plumbing:					
				Override:	%	Electric:						Electric:					
				Total:	1 %	Heating:						Heating:	2	12	5		
						General:						General:					
CALC SUMMARY				COMPARABLE SALES													
Bsmnt Flr:	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Basic \$ / SQ: 180.00	Size Adj.: 0.99953389	Const Adj.: 0.99989998	Adj \$ / SQ: 179.898	Rate	Parcel ID	Typ	Date	Sale Price					
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 15 - H.V.A.C	Other Features: 146500	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:										
# Heat Sys: 2	% Heated: 100	% AC:	Solar HW: NO	LUC Factor: 1.00	Adj Total: 1055879	Depreciation: 10559	Deprecated Total: 1045320	WtAv\$/SQ:	AvRate:	Ind.Val			Juris. Factor: 1.00	Before Depr: 239.26			
% Com Wal	% Sprinkled											Special Features: 0	Val/Su Net: 247.47				
												Final Total: 1045300	Val/Su SzAd 347.97				
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:									
SPEC FEATURES/YARD ITEMS								PARCEL ID 043.0-0001-0005.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:	Total Special Features:						Total:									